

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9098 Gladys I. Clark, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on February 15, 1967.

EFFECTIVE DATE OF ORDER - Jan. 31, 1968

ORDERED:

That the appeal for permission to establish chancery use (air attache) for the Argentine Government at 2034 - 20th Street, NW., lot 800, square 2536, be conditionally granted.

FINDINGS OF FACT:

(1) The subject property is located in an R-5-C District.

(2) An exterior inspection of the property was made by the Board on February 13, 1967 and the site was found to be improved with a three-story brick building with basement and no area where off-street parking could be provided.

(3) Appellant states that the building contains approximately 3,000 square feet of gross floor area. The property was formerly used as a boarding house.

(4) It is proposed that the building be occupied by the air attache for the Argentine Government. There will be 20 employees in the building, four (4) officials, and sixteen (16) clerks, secretaries, and other personnel.

(5) By letter dated January 31, 1967 (BZA Exhibit No. 13) the Honorable Alvaro C. Alsogaray, Ambassador of the Republic of Argentina, states that the Air Attache is under the personal direction and superintendence of the chief of mission and is engaged in diplomatic activities recognized as such by the U.S. Department of State.

(6) A representative of the owners of the Wyoming Apartment House, 2022 Columbia Road, the Upland Apartment House, 2006 Columbia Road, and the building known as Schuyler Arms, 1954 Columbia Road, stated that there was no objection to the chancery use of this property.

(7) In BZA Appeal No. 6009 after public hearing held July 22, 1960, the Board granted permission to use 2034 - 20th Street, NW. as a chancery use for the Embassy of Ecuador.

(8) By letter dated February 10, 1967 (BZA Exhibit No. 12) Mr. Harold A. Pace, Assistant Chief of Protocol, states: "The Department of State has been informed by the Argentine Government regarding their desire to utilize the premises as an office for the Argentine Air Attache. The Department recognizes the need for such a facility and urges favorable consideration by the Board of Zoning Adjustment on this appeal."

(9) There was no opposition to the granting of this appeal registered at the public hearing. The record contains one letter expressing opposition to this appeal. The Kalorama Citizens support the granting of this appeal.

(10) By memorandum received February 15, 1967 the resident manager of the Promenade Apartment located at 1884 Columbia Road, NW. stating that three parking spaces have been reserved for use by the Argentine Chancery for a period of two years commencing March 1, 1967. It is also stated that the parking spaces are surplus for the apartment use.

OPINION:

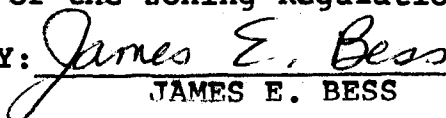
We are of the opinion that the appellant has met the requirements of the Zoning Regulations as amended by Public Law 88-659, 88th Congress, October 13, 1964.

The establishment of this chancery use at the subject address is of such size and the scope of their operations will be such that it will not become objectionable because of noise, traffic, or the number of persons employed. We think that the use of the property as a chancery will be compatible with the present character and development of the neighborhood and will be in harmony with the Zoning Regulations.

The number and arrangement of the off-street parking spaces are such that they will be convenient to the Chancery and will adequately serve the purposes.

Finally, we conclude that the granting of this appeal for a Chancery use at the subject location will have no adverse affect upon the use of neighboring property and will be compatible with the purpose and intent of the Zoning Regulations and Map.

SIGNED BY:


JAMES E. BESS